

NORTH SOMERSET COUNCIL DECISION

DECISION OF: COUNCILLOR MARK CANNIFORD. THE EXECUTIVE MEMBER FOR BUSINESS, ECONOMY AND EMPLOYMENT



WITH ADVICE FROM: THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT AND S151 OFFICER

DECISION NO: 19/20 DE 259

SUBJECT: HIGH STREET HERITAGE ACTION ZONE

KEY DECISION: YES

REASON:

The grant offer is over £500,000

BACKGROUND:

In Summer 2019 Historic England, launched the High Street Heritage Action Zone grant scheme. The scheme is part of the national High Street investment initiative from central government. North Somerset council submitted an expression of interest in the scheme and in September 2019 we were informed that our proposal was successful, and we were invited to develop and submit a programme design. The deadline for submission of the programme design is 20 December 2019. The grant offer is dependant on the programme design being acceptable to Historic England.

The project seeks to revitalise the area including High Street South, Oxford St, Walliscote Road, and Station Road by developing community engagement, supporting cultural activities, restoring and bringing back into use vacant property, and support skills development.

- Bring together existing community groups to form a community association;
- Development and management of a Shopfront Enhancement Grant Programme;
- Sympathetic, appropriate, and high-quality conversion of prominent buildings;
- Restoration and repair of original street features and architectural building features;
- Appropriate and high-quality conversion of unused upper floors to residential;
- Develop community projects based around the history and heritage of the buildings;
- Support the establishment of 'Weston Culture' Company;
- Offer heritage construction skills development opportunities

A report to the Executive is not required as the capital programme is below the £1 million threshold

DECISION:

Approval is sought for a retrospective approval for the submission of bid for funding totalling £1,201,000 from Historic England for Weston-super-Mare High Street Heritage Action Zone.

Approval is also sought for the addition of £930k onto the capital programme and a £421k increase to D&E revenue budgets.

REASONS:

The High Street Heritage Action Zone will support a four year programme of development in Weston -super-Mare. April 2020- March 2024. The funding will support delivery of relevant adopted policies.

The **Development Management Policies: Sites and Policies Plan Part 1**, adopted July 2016 has the following relevant policies:

- DM3-Conservation Areas.
- DM4-Listed Buildings
- DM7 - non designated heritage assets
- DM32 – High Quality design and place-making
- DM33 – Inclusive access into non-residential buildings and spaces
- DM 34- Housing type and mix
- DM60 – Town Centres
- DM63- Primary Shopping Areas

In addition, and in relation to Weston-super-Mare: **The Weston Town Centre SPD** (adopted Feb 2017), sets out policy on development of Weston.

The **Great Weston Conservation Area** management plan (adopted 4th December 2018) sets out actions to support the enhancement of Weston.

The **Shopfront design guide** (adopted September 2019) provides planning policy on enhancement of shopfronts.

OPTIONS CONSIDERED:

Do not apply for the grant funding: This option was rejected as the grant will support the strategic priority to develop Weston as a great place to live, work and visit.

FINANCIAL IMPLICATIONS:

Costs

A summary of the scheme spend can be found in the table below, excluding private contributions of £150k:

Funding from HE	Item	Year 1	Year 2	Year 3	Year 4	Total
Theme in guidance						
CAPITAL						
Physical						
public realm /features	Restored/repaired architectural features		100,000	140,000		240,000
building facades/ enhancement	shop front grants scheme 75%	37,500	225,000	150,000	37,500	450,000
Professional fees		7,500	45,000	30,000	7,500	90,000
REVENUE						
Community						
Community empowerment structures work	VANS support	10,000	10,000	10,000	10,000	40,000
capacity building for partners	with VANS support	7,000	18,000	18,000	5,000	48,000
community/ heritage engagement	community activities in heritage buildings	5,000	20,000	25,000	10,000	60,000
Training in conservation skills			15,000	15,000	15,000	45,000
Research projects			5,000	5,000		10,000
Culture						
Weston Cultural Dev Company	facilitate project establishment	20,000				20,000
management						
Project Officer+ NSC	staffing	46,000	46,500	47,000	47,500	187,000
Evaluation		2,000	2,000	2,000	5,000	11,000
Total Historic England Investment		135,000	486,500	442,000	137,500	1,201,000
% profile for HE funds		11%	40%	37%	12%	100%

Funding

The application will secure a Grant offer of £1,201,000 from Historic England. In addition, up to £150,000 income from property owners / leaseholders towards the cost of shopfront enhancement. Funding from Historic England includes funding the staff costs of delivering the project.

	Historic England	Contributions	Total
	£000	£000	£000
Capital	780	150	930
Revenue	421	0	421
Total	1,201	150	1,351

LEGAL POWERS AND IMPLICATIONS

None

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

The High Street Heritage Action Zone will provide funding to:

- encourage use of sustainably sourced natural materials.
- Support the traditional craft skills sector (Heritage Construction).
- Provide a positive emphasis on repair and renewal of existing materials.
- Encourage upgrading of the thermal performance of the walls, ceilings and floors including the glazed shopfront, to meet current building regulations.
- Ensure that careful consideration is given to the environmental impact of lighting and illumination, and mitigation of any negative impacts.
- Provide public realm work including greening initiatives.

CONSULTATION

Consultation was undertaken as part of the funding bid development. Key stakeholders were consulted- see expression of interest for full details. Further Consultation will occur as part of the project itself.

RISK MANAGEMENT

There is no risk associated with the decision submit a full programme design grant application.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No
An EIA will be undertaken in January 2020

CORPORATE IMPLICATIONS

None

APPENDICES

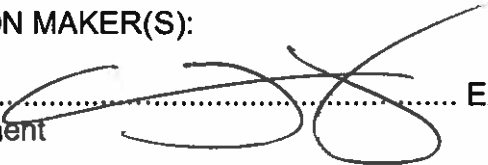
None

BACKGROUND PAPERS

1. High Street Heritage Action Zone expression of interest
2. Letter from Historic England 12 September 2019 confirming successful EOI

SIGNATORIES:

DECISION MAKER(S):

Signed: Executive Member for Business, Economy and
Employment 

Date: 3/1/20

WITH ADVICE FROM:

Signed: *Amey Shamah* Director of Development and Environment

Date: *06/01/20*

Signed: *L. Perez* Section 151 Officer

Date: *7/1/2020*

